



Email: clerk@mollington-pc.org.uk
Website: www.mollington-pc.org.uk

13th March 2025

Dear Councillor

You are hereby summoned to attend the **ORDINARY MEETING** of Mollington Parish Council to be held on **Thursday, 20th March 2025 at 7.30 pm at St. Oswald's Primary School, Mollington**, where the undermentioned business is to be transacted.

Yours faithfully

Mrs M Clough
Parish Clerk and Responsible Financial Officer

AGENDA

1. APOLOGIES FOR ABSENCE

To receive any apologies for absence from Members of the Parish Council.

2. DECLARATIONS OF INTEREST

To receive any declarations of interest from Members of the Parish Council

3. MINUTES

The Minutes of the proceedings of the Meeting of the Parish Council held on 16th January 2025 be approved as a correct record and signed by the Chair of the Parish Council (or other person presiding). Minutes attached.

4. PARISH COUNCILLOR VACANCY

To consider an application for co-option onto the Parish Council.

5. PUBLIC FORUM

To consider any questions raised by Members of the Public.

6. PARKGATE ROAD, MOLLINGTON

The Chair to verbally update Members on traffic concerns on Parkgate Road.

7. TOWNFIELD LANE, MOLLINGTON

The Chair to verbally update Members on concerns regarding the condition of Townfield Lane.

8. PLANNING MATTERS

The Chair and Councillor Eardley to report.

(i) Mollington Parish Council and Planning Applications

The Chair to discuss representations received by residents regarding the involvement of Mollington Parish Council and proposed developments

- **New Planning Application**

- (ii) Reference Number: 25/00430/S73
Site Address: Warren Farm Townfield Lane Mollington Chester CH1 6LB
Proposal: Farm redevelopment including conversion of buildings to 5 dwellings, demolition of several existing buildings and the erection of new agricultural buildings.

Application to vary condition 2 (approved plans) of planning permission 20/04324/FUL to amend the car parking and garden area layout for Units 3 to 5 and internal floorplan of Unit 5, and roof plan of Units 3 to 5 (as built).

- **Decided Planning Applications**

- (iii) Application Number: 24/03668/PDQ
Delegated Report
Site Address: Warren Farm Townfield Lane Mollington Chester CH1 6LB
Description of Development: Conversion of former agricultural barn to 3 no. residential dwellings (C3 use class) and associated building operations within the residential curtilage
Recommendation: Prior Approval required and refused

- **Planning Comments Submitted under Standing Orders**

- (iv) Application No: 25/00132/FUL
Address: Land South of A494 Mollington Chester
Proposal: Battery energy storage facility and associated infrastructure including access onto Parkgate Road.

Comments of Parish Council submitted on 11/02/2025

Mollington is a semi-rural village surrounded by green belt. Residents choose to live in the village because they want to live in a rural environment.

Whilst Mollington Parish Council understands the need for these developments as an enabler for achieving net zero, the Parish Council Strongly Objects to this development due to the following:-

- (i) The impact that it will have on the green belt;
- (ii) The industrialisation of the green belt;
- (iii) The detrimental impact on the residential community.

The Parish Council would like to know if there are any brown field sites being considered for this type of development?

Furthermore it would be helpful if the Planning Department could give some indication of how many of these types of developments it would consider appropriate within the Mollington Parish, and what precedent would be set in the event that this development were to be approved?

9. PARISH COUNCIL WEBSITE

Members are asked to provide documents for the Clerk to upload onto the website, which will be of interest to residents.

10. FINANCE AND BUDGET 2024-2025

To consider a report of the Clerk and Responsible Financial Officer (report circulated).

11. FREEDOM FIBRE ACTIVE CABINET INSTALLATION

The Chair to update.

12. CHESHIRE WEST AND CHESTER COUNCIL'S HOME TO SCHOOL TRANSPORT POLICY

The Parish Council to note the latest response received and circulated from Rt Hon Samantha Dixon MP and consider any next steps.

13. PARISH MAINTENANCE 2024-2025

- **Weed Spraying**

Councillor Crowe to update the Parish Council on the areas that he has sprayed.

14. COMMUNITY INFRASTRUCTURE LEVY

The Chair to report on the replacement of Notice Boards and Planters, and the Parish Council to approve the next steps.

15. NEIGHBOURHOOD PLAN

The Chair to ask the Parish Council to consider whether or not it needs to produce a Neighbourhood Plan.

16. WARD COUNCILLOR'S BRIEFING

To receive an update from Councillor Eardley on matters relating to the Parish including:-

Hynet Proposals

Digital Cheshire

17. DATE OF NEXT MEETING

The Annual Parish Meeting will be held on Thursday, 15th May 2025 at 7.00 pm at St. Oswald's Primary School

The Annual Meeting of the Parish Council will be held on Thursday, 15th May 2025 at 7.30 pm, at St Oswald's Primary School.

18. URGENT ITEMS

To consider any other items which the Chair of Council Business (or other person presiding) is of the opinion shall be considered as a matter of urgency.